

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Marietou Fanny aka Marietu Fanny

Debtor

Wilmington Trust, National Association, not in its  
individual capacity, but solely as trustee for MFRA  
Trust 2014-2

Movant

vs.

Marietou Fanny aka Marietu Fanny

Debtor

William C. Miller, Esq.

Trustee

CHAPTER 13

NO. 17-16335 AMC

11 U.S.C. Section 362

**ORDER**

AND NOW, this 31st day of July, 2018, upon failure of Debtor and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 2001 Hamilton Street, #302, Philadelphia, PA 19130 ("Property"), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.

  
United States Bankruptcy Judge

Marietou Fanny aka Marietu Fanny  
2001 Hamilton Street, Apt. 302  
Philadelphia, PA 19130

David A. Scholl  
512 Hoffman Street  
Philadelphia, PA 19148

William C. Miller, Esq.  
Chapter 13 Trustee  
P.O. Box 1229  
Philadelphia, PA 19105

KML Law Group, P.C.  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532